

PS



Rhode House, 10, The Horseshoe, Sandbanks - BH13 7RW

Poole

£4,000,000



Rhode House, 10, The Horseshoe

Sandbanks, Poole

Rhode House is one of three contemporary waterfront homes located on the water's edge, completed less than 10 years ago as part of the exclusive Sandbanks Yacht Company. These homes offer the unique benefit of jointly owning the immediate foreshore and a private pier with dredged access, providing unrivalled water access. For those looking for a lock up and leave this waterside home has the added benefit of having a restaurant and gym at the adjoining Sandbanks Yacht Club (SYC). For all the facilities on offer please visit www.sandbanksyachtcompany.com

- Contemporary waterside home with uninterrupted views
- 5 bedrooms, 5 ensuite plus a dedicated wet room
- Exclusive development with foreshore & private jetty
- Hard standing for boats, kayaks & paddle boards
- Secure underground parking with 2 allocated parking spaces + separate garage
- Large sun terrace & private garden
- Total Area: 4,400 sq.ft including balconies & integrated boat storage



Accessed via a private gate, the main residence opens into a Mediterranean-style courtyard and low-maintenance garden, ideal for sunbathing and outdoor living. Spanning over 4,000 sq.ft, this contemporary home offers harbour views from all principal rooms.

The open-plan, split-level living area is perfect for entertaining, featuring a modern kitchen with integrated appliances, a large island, and dining space. Sliding doors lead to a suntrap garden with faux grass and evergreen borders. A step-down leads to the formal living and dining area, opening onto side and lower terraces. Floor-to-ceiling windows and doors provide stunning harbour views and lead to a private sun balcony. Upstairs, the principal suite includes a luxurious en-suite, dressing room, and private balcony with harbour views. Three additional bedrooms have en-suites and fitted wardrobes, with one also enjoying a balcony.

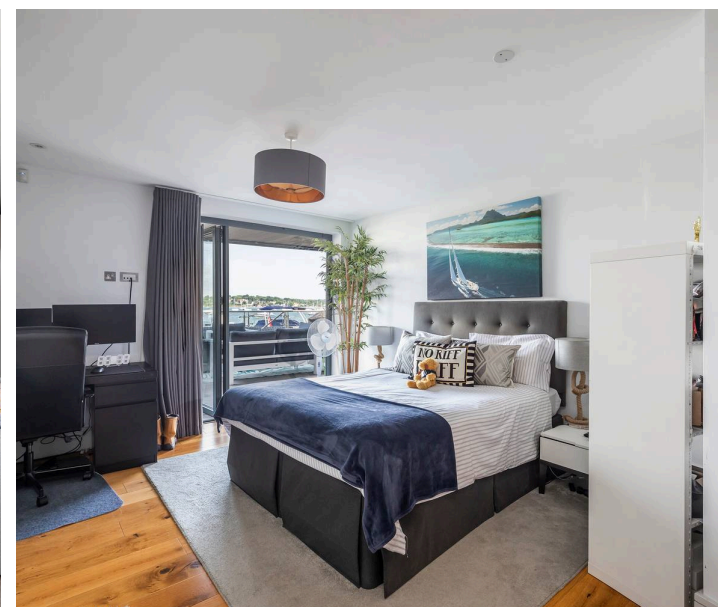
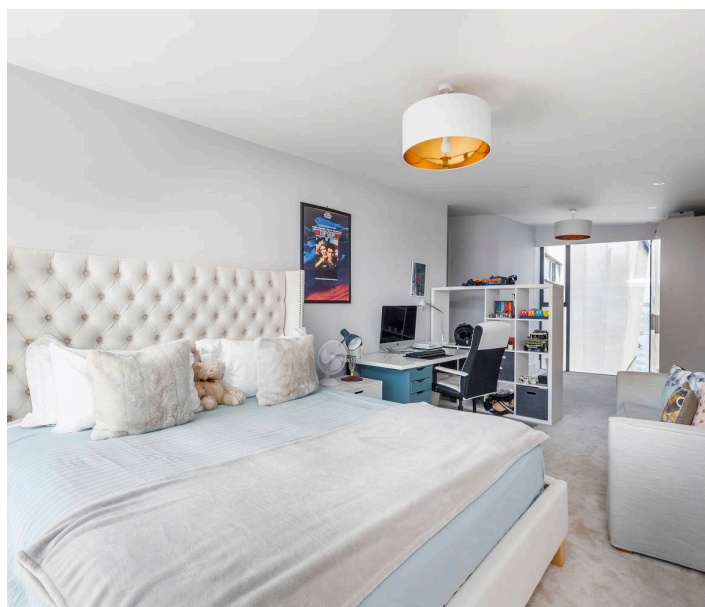
The ground floor features a stylish entertainment room/office with a hidden bar and direct terrace access, plus a bedroom with en-suite and private terrace—ideal for a guest suite or annex. This level has separate access via a private gate and underground garage.

A large wet room adjoins the utility area—perfect for drying gear after water activities. The home has secure underground parking with space for extra vehicles, jet skis, or a gym, plus direct access to the SYC slipway via a remote shutter.

Additional amenities include boat/kayak storage with harbour access, a floating dock, private garage, and two extra guest parking spaces. Tech features include a Control4 automation system, underfloor heating, and solar panels.

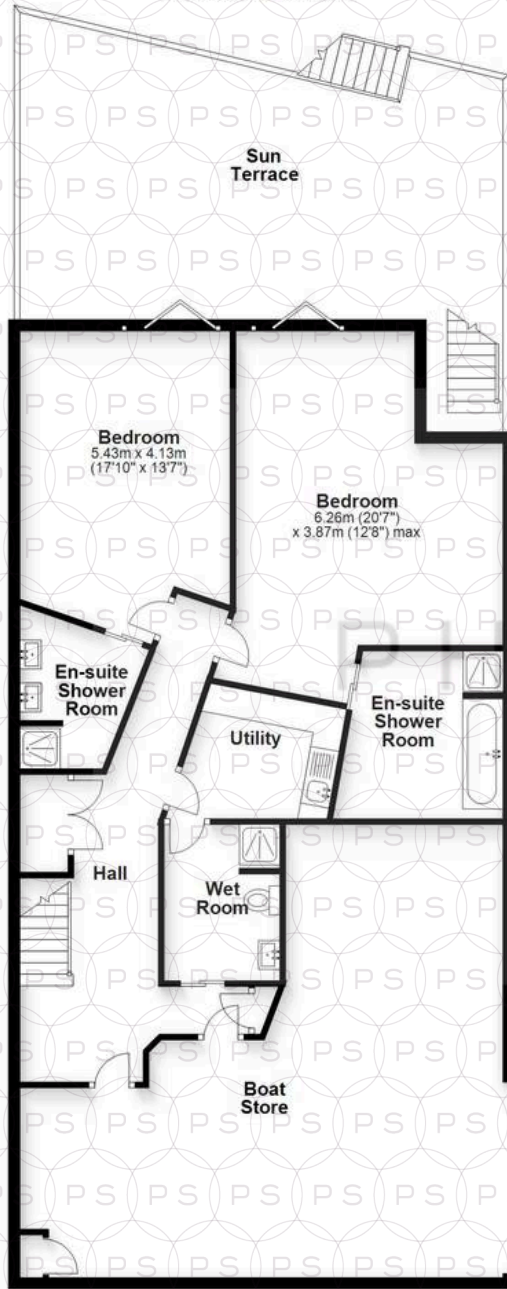
Agent's note: SYC has a planning application for apartments above the restaurant.

Located on Sandbanks Peninsula on the water's edge of the largest natural harbour in Europe, alongside miles of golden sand, while the open sea offers some of the best sailing and coastline right on your doorstep. Local mainline stations connect to London Waterloo in approx. 2 hours.



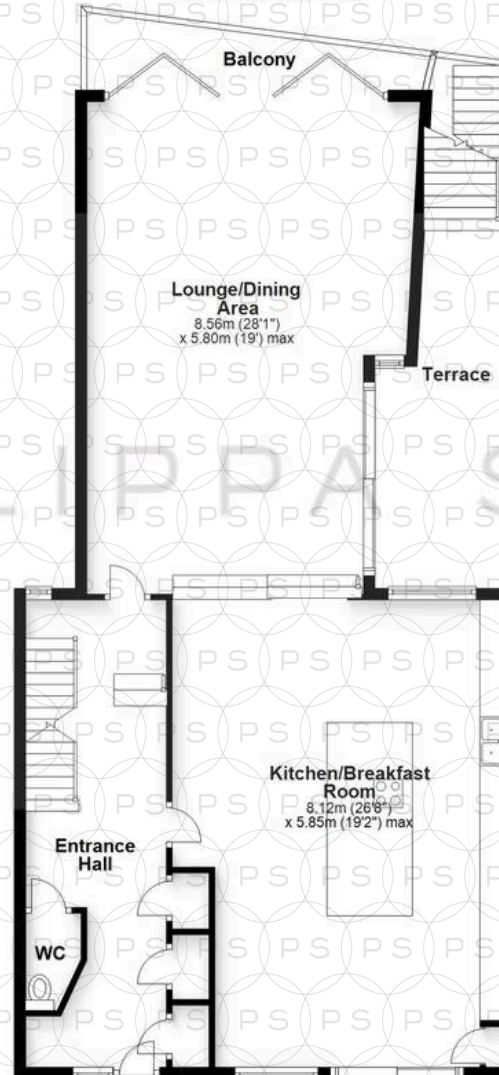
Lower Ground Floor

Main area: approx. 86.7 sq. metres (933.0 sq. feet)
Plus boat store, approx. 42.1 sq. metres (450.5 sq. feet)



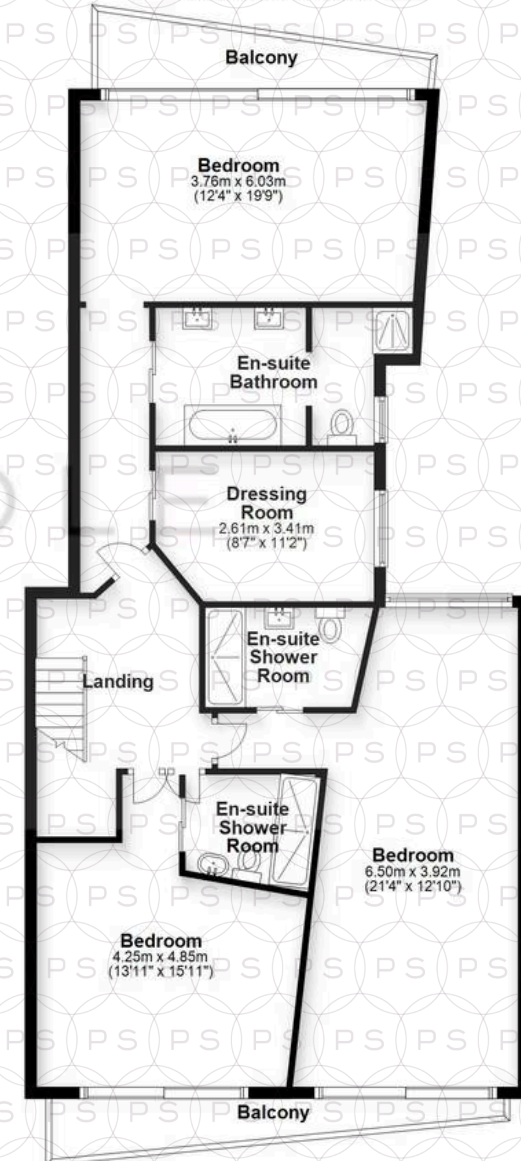
Ground Floor

Main area: approx. 113.5 sq. metres (1222.1 sq. feet)
Plus balconies, approx. 8.3 sq. metres (89.2 sq. feet)
Plus boat store, approx. 17.8 sq. metres (191.5 sq. feet)



First Floor

Main area: approx. 118.3 sq. metres (1273.1 sq. feet)
Plus balconies, approx. 11.5 sq. metres (123.9 sq. feet)



Main area: Approx. 318.5 sq. metres (3428.1 sq. feet)

Plus balconies, approx. 17.8 sq. metres (191.2 sq. feet)
Plus boat store, approx. 64.9 sq. metres (698.1 sq. feet)



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.